

**LINOWES**  
**AND | BLOCHER LLP**  
ATTORNEYS AT LAW

May 9, 2003

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Via Overnight Delivery

Martin Klauber, Esquire  
Chairman, Board of Appeals Neighborhood Council for  
Washington Adventist Hospital Proposed Expansion  
100 Maryland Avenue, Room 226  
Rockville, Maryland 20850

Re: Draft Special Exception Filing for Long-Term Expansion Plans

Dear Mr. Klauber:

On behalf of Washington Adventist Hospital ("WAH"), please find enclosed a draft copy of what would constitute the majority of the filing requirements for the anticipated filing of a special exception application to seek Board of Appeals approval for modifications to the WAH campus necessary to implement the long-term needs of WAH.<sup>1</sup> We apologize for the delays in this submission, but we had several technical issues which we needed to resolve internally, including discussions with the adjacent Columbia Union College ("CUC") representatives pertaining to the preparation and submission of a joint traffic analysis. Resolving all of these issues took us longer than we had anticipated. We believe that this submission, however, is very comprehensive in terms of what is shown in the plans and what is explained in the attached draft Statement in Support of Special Exception Modification (the "Draft Statement in Support") and the attached supplementary information.

In summary, this submission proposes the following:

1. demolition of the existing Conference Center and the Lisner Building;

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<sup>1</sup> There are several detailed technical drawings which will be included in the actual special exception filing, such as floor plans, mechanical plans, etc., which we have not included in this submission as we feel it is more technical in nature and not relevant to the overall scope of the review for which the Neighborhood Council is charged. Should you or any member of the Neighborhood Council desire to have these further technical drawings, please advise and we will provide same.

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2. development of a new 144,000± gross square foot ambulatory care facility (the "ACF") which will be approximately 50% occupied with physician office space and 50% occupied with ambulatory care and clinical operations geared towards the outpatient procedures of WAH. The ACF will also include two levels of underground structured parking of approximately one hundred (100) parking spaces;
3. a new parking structure comprised of approximately 970 spaces (6 stories above ground and 2 stories below ground), which parking is necessary to satisfy the current and future parking needs of the overall WAH campus during peak parking demand periods;
4. an approximate 5,500± square foot expansion of the existing emergency department and a 3-story addition to the main hospital building to provide for additional private inpatient rooms (without increasing the overall number of beds), reflecting the need for more private versus semi-private rooms for medical service and patient preference purposes;
5. the potential expansion of the existing power plant by 3,000± square feet to accommodate the need for provision of power to the WAH campus; and
6. a comprehensive improvement to the overall WAH campus pedestrian and vehicular circulation systems and the overall WAH campus landscape (collectively, the "Proposed Project").

The Proposed Project will be a phased build-out, as is further explained in the Draft Statement in Support. It is anticipated that the build-out will occur over a 3 to 5-year period from commencement of construction. The Proposed Project addresses all known needs for WAH for the foreseeable future, consistent with the long-range plan previously submitted to the Board of Appeals on April 4, 2003. We are also working closely with CUC to determine where common use of facilities can eliminate the need to duplicate infrastructure based upon the respective long-term needs of the separate institutions, (e.g., shared use of parking during offsetting peak demand times, stormwater management, etc.).

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The Draft Statement in Support is, we believe, a very comprehensive overview of the Proposed Project. In a nutshell, the Proposed Project is required to enable WAH to provide state-of-the-art medical services to the community it serves in an economically viable manner (including profitability to offset the \$14-15 million of uncompensated health care WAH provides annually). The plans and reports which accompany the Statement in Support further document that which is explained in the Statement in Support.

Based on past experience, we anticipate that attention will be focused on the transportation and parking analyses. We have approached these subjects thoroughly and comprehensively in the attached submission in anticipation of the attention which has already been given to these subjects. The transportation analyses contemplates the proposed long-range plans of both WAH and CUC, including assuming full build-out of both long-term plans, assumptions which are not otherwise necessary for purposes of satisfying the County's submission requirements for a transportation analysis, but which WAH and CUC jointly determined would nevertheless be in the mutual best interests of the overall process. As for the parking analysis, we have analyzed the WAH Proposed Project from both the Zoning Ordinance and an actual needs perspective. It is our opinion that the Zoning Ordinance standards for parking for a "hospital" do not properly provide for the parking needs of modern day hospital campuses given the overall changes which have occurred over the last several years in the delivery of health care services and the related ancillary facilities necessary to provide such care. We have, therefore, analyzed WAH's parking needs from an actual needs analysis to determine what the appropriate level of parking should be. In addition, we have spent considerable time and attention on developing an outline of a trip reduction program to reduce the number of single occupancy vehicles traveling to and from WAH and thereby decrease the number of trips generated by and parking spaces needed to accommodate and support the Proposed Project. We are prepared to discuss our trip reduction programs in greater detail with the Neighborhood Council and our intention is to ultimately enter into a trip reduction program agreement with the necessary public agencies and to agree to such programs as conditions of approval of the special exception.

With this submission, we will leave it to your discretion as to setting the next Neighborhood Council meeting and how you wish to conduct that meeting in terms of reviewing this submission. If you would like for WAH to make a presentation, we will be prepared to do that. Alternatively, we will be ready and willing to address and

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answer any questions you or other members of the Neighborhood Council may have regarding this submission.

As you know, it is WAH's desire to formally file the special exception as soon as possible, but we certainly want to give sufficient time for the Neighborhood Council and WAH to identify and address issues prior to submission. We are also anticipating that there will be an approximate 5 to 6 month period of delay between the filing of the special exception and the actual Board of Appeals hearing dates, so the Neighborhood Council can remain intact during that period of time to continue to address any issues that remain outstanding. We also understand that the City of Takoma Park intends to commence public hearings almost immediately upon receipt of this draft submission, so those processes will also be identifying and addressing issues as we proceed towards the formal filing of the special exception application and the formal conduct of the public hearings before the Montgomery County Board of Appeals.

If you have any questions relating to this draft submission, please feel free to contact me. We have provided copies of this submission to all members of the Neighborhood Council and to those who you have identified as not being on the Council, but nevertheless are invitees to Council meetings. A list of those persons to whom the draft submission is being sent is attached hereto. Also, we are providing a copy of this cover letter (without attachments) to the Board of Appeals for purposes of a status update. We appreciate your cooperation and willingness to chair the Neighborhood Council, and we are hopeful that it will bring further consensus to the Proposed Project.

Sincerely,

**LINOWES AND BLOCHER LLP**



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Enclosures

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cc: Board of Appeals Neighborhood Council (via overnight delivery, w/encls.)  
Mr. Donald H. Spence, Jr., Chairman, Board of Appeals (via mail, w/out encls.)  
Mr. Andrew Strongin (via overnight delivery, w/encls.)  
Mr. Joel Gallihue (via overnight delivery, w/encls.)  
Mr. Stanley Garber (via mail, w/out encls.)  
Mr. Kenneth Bauer, President, Washington Adventist  
Hospital (via overnight delivery, w/encls.)  
Mr. Clayton Foulger, Foulger-Pratt Development (via overnight delivery, w/encls.)  
Erin E. Girard, Esquire